



**CITY OF ST. MARYS**  
418 OSBORNE STREET  
ST. MARYS, GEORGIA 31558

## **DRAFT MINUTES for PUBLIC HEARING and REGULAR MEETING**

**St. Marys, Planning Commission**  
**Tuesday, December 27, 2011**  
**City Hall Council Chambers**

### **PUBLIC HEARING**

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris and Doug Cooper. Larry Johnson was not in attendance. In lieu of Mr. Johnson's absence, Ms. Bartzack presided as the chairperson for the meeting.

Roger Weaver represented the Planning Department.

**The following items were heard in Public Session at a Public Hearing held Tuesday, December 27, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.**

- A. **SPECIAL USE PERMIT** – Randy Prescott, 201 Third Street, St. Marys, GA 31558 is requesting Special Use permit to operate a bait shop at 201 Third Street. The property is zoned R-1. Tax Parcel 135-014.  
*Mr. Prescott presented his request to the PC and noted that the business would primarily cater to friends and family or by word of mouth. The space being used was used in the past as a barber shop. There would be no sign on the street, with a small sign on the building.*  
*There were no comments from citizens in attendance.*
- B. **VARIANCE** – Joseph Lucent, 821 Riverview Drive, St. Marys, GA 31558 is requesting a side yard variance on the east property line of 5'-0" (15'-0" Required, 10'-0" Requested) for the construction of a roof deck to be added to an existing deck at the rear of the property. The property is zoned R-1. Tax Parcel 135A01-044.

*Mr. Lucent presented his request to the PC and noted that the height would be within the ordinance, and that he would 'make it nice and private'. Mr. Cooper asked about how this would affect neighbor's property rights and resale value, with Mr. Lucent replying that this should not change the character of the waterfront, as it was smaller than other boat facilities in the immediate area. Mr. Royal Weaver noted that the closest adjacent property was for sale and currently vacant. The closest neighbor noted that they would have no objection to the variance if the structure was 10 feet or more from the property line.*

**Motion to Adjourn Public Hearing** - Motion was made by Doug Cooper to adjourn the Public Hearing. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

### **REGULAR MEETING**

**Approval of Minutes of November 22, 2011 Meeting** – Motion was made by Mr. Cooper to approve the minutes. Mr. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

**Old Business** - None

### **New Business**

- A. **SPECIAL USE PERMIT** – Randy Prescott, 201 Third Street, St. Marys, GA 31558 is requesting Special Use permit to operate a bait shop at 201 Third Street. The property is zoned R-1. Tax Parcel 135-014.

Motion by Mr. Royal Weaver to recommend approval to City Council; Second by Ms. Norris. No Discussion on the motion.  
Vote was unanimous.

- B. **VARIANCE** – Joseph Lucent, 821 Riverview Drive, St. Marys, GA 31558 is requesting a side yard variance on the east property line of 5'-0" (15'-0" Required, 10'-0" Requested) for the construction of a roof deck to be added to an existing deck at the rear of the property. The property is zoned R-1. Tax Parcel 135A01-044.

Initial motion to deny by Mr. Cooper failed for lack of a second.

Motion by Ms. Norris to approve the request as presented; Second by Ms. Bartzack. No Discussion on the motion. Vote was unanimous.

**Granting Audience to the Public:** No Comments.

**Discussion:**

- Revised DRAFT sign ordinance will be emailed to the PC for comment.
- Brief discussion on Form base verses Parcel Based codes.

**Motion to Adjourn Regular Meeting** – *Motion to adjourn the regular meeting by Mr. Cooper; second by Mr. Royal Weaver. Voting was unanimous in favor of the motion. The meeting adjourned at 6:30 PM.*